

PARKLAND COUNTY LAND USE BYLAW
BYLAW NO. 2017-18
CONSOLIDATED JANUARY 9, 2019

Table 3.4-1: Permitted and Discretionary Uses by Land Use District

LAND USE	AGG	AGI	ANC	AGR	BRR	CCR	CR	CRE	CRR	CRWL	LSR	MHR	RRH	RC	HC	LC	BI	BIR	MI	HI	IR	RE	RIC	PC	PS	PR
ABATTOIR	D																		D				D			
ACCOMMODATION AND CONVENTION SERVICES		D	D										D	D			P	D								
AGRICULTURAL SUPPORT SERVICES	D	P		D									D	D	P	P	P	P	P				P			
AMUSEMENT AND ENTERTAINMENT SERVICES														D												P
ANIMAL HEALTH CARE SERVICES	D	D	D	D			D						D	D	D	P	D	D	P	P			P			
APARTMENT													D													
APIARY	P	P	P	P	P		D						D										P	P	P	
AQUACULTURE	D																					D	P	D		
AUCTIONEERING SERVICES														D		D			P	P	D	P	P			
AUTOMOTIVE, EQUIPMENT AND VEHICLE SERVICES	D	D											D	D	D	P	D	P	P				D			
BED AND BREAKFAST HOME	P	P	P	P		D	P	D	D	P	D		P									D				
BOARDING HOUSE	D		D	D		D	D	D	D	P			P													
BULK AGRICULTURAL CHEMICAL DISTRIBUTION																			D							
BULK FUEL DEPOT														D					D	P		D	D			
CANNABIS CONSUMPTION FACILITY																										
CANNABIS PRODUCTION FACILITY	D																									
CANNABIS CULTIVATION, MAJOR	D	D														D	P	P	P			D	D			
CANNABIS CULTIVATION, MINOR	P	D	D				D									D	P	P	P			D	D			
CANNABIS PROCESSING, MAJOR		D														D	P	P	P			D	D			

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LAND USE	AGG	AGI	ANC	AGR	BRR	CCR	CR	CRE	CRR	CRWL	LSR	MHR	RRH	RC	HC	LC	BI	BIR	MI	HI	IR	RE	RIC	PC	PS	PR
CANNABIS PROCESSING, MINOR		D															D	P	P			D	D			
CANNABIS RETAIL SALES																	D	D	D							
CEMETERY	D		D	D			D																		P	
COMMUNITY RECREATION SERVICES	D	D	D	D	P	D	D	D	D		D	D	D	D			D	D	D						P	P
CONCRETE / ASPHALT PLANT																			D	D						
CONVENIENCE RETAIL SERVICES					D						D		D	D	P	P	P	P	P				D	D	D	D
COTTAGE INDUSTRY	D		D	D			D			D				D												
CREMATORIUM															D	D	P		P				D		D	
CULTURAL FACILITIES	D		D	D										D	P		P								P	P
DAY CARE SERVICES	D	D	D	D		D	D					D		P	D	D	D	D							P	
DETENTION AND CORRECTION SERVICES																									D	
DRIVE THROUGH BUSINESS		D													P		P	D								
DRY-WASTE LANDFILL																									D	
DWELLING, DUPLEX						D	D						P	D												
DWELLING, FOURPLEX													P	D												
DWELLING, ROW HOUSING													P	D												
DWELLING, SINGLE DETACHED	P		P	P	D	P	P	P	P	P	P	P	P	P		D					D					
DWELLING, TRIPLEX													P	D												
EDUCATIONAL SERVICES							D					D	P	P											P	
FARM VACATION HOME	P		P	P																	D					
FUNERAL HOME															D		P									
GENERAL COMMERCIAL RETAIL SERVICES		D												D	P	P	P	D	P							

SECTION 4 AGRICULTURAL

4.1 AGG – Agricultural General District



1. Purpose

The purpose of the Agricultural General District is to protect and enhance agricultural production while accommodating a range of supportive and compatible land uses.

2. Uses

a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within Subsection 2 b) and c) shall ensure:

- i) That Natural Resource Extraction/Processing shall not be located within a Multi-Parcel Residential Subdivision;
- ii) That Manufactured Home, Single Wide as a Discretionary Use shall only be allowed within the following Multi-Parcel Subdivisions:

Flickinger Acres	NE 20-51-1-W5M
Jud Ranch	S ½ 17-52-1-W5M
- iii) That a Wind Energy Converter System - Minor, as a Permitted Use, is limited to no more than one system;
- iv) That Wind Energy Converter System(s) - Minor, as a Discretionary Use, are limited to no more than two systems; and
- v) That Recreational Vehicle Storage shall not be within 150.0 m of a Multi-Parcel Residential Subdivision.

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b) PERMITTED USES	c) DISCRETIONARY USES
Apiary Bed and Breakfast Home Cannabis Cultivation, Minor Dwellings, Single Detached Farm Vacation Home Government Services Home Day Care Manufactured Home, Single Wide Wind Energy Converter System – Minor Accessory Uses for the uses listed in 4.1.2 b)	Abattoir Agricultural Support Services Animal Health Care Services Aquaculture Automotive Equipment and Vehicle Services <i>Automotive repair only on Lot A, Plan 5388 HW, Pt. NE-31-52-26-W4M, and Pt. NE-36-51-28-W4M (School bus operations)</i> <i>Only on the 8.09 hectares within SE-35-52-06-W5M</i> Cannabis Production Facility Cannabis Cultivation, Major Cottage Industry Cultural Facilities



4.2 AGI – Agricultural Industry Development District

1. Purpose

The purpose of this district is to accommodate new agricultural-based and alternative energy-based development in rural or rural fringe areas that:

- a) manufactures or processes value added agricultural products;
- b) produces or imports materials, or grows biomass crops, for use in alternative energy feed stocks or products; or
- c) generates alternative energy.

2. Uses

a) Fundamental Use Provisions

The Fundamental Use Provisions are requisite qualifiers for Permitted and Discretionary Uses listed within Subsection 2 b) and c) shall ensure that any new principal developments:

- ii) support value added manufacturing or processing of agricultural or biomass inputs;
- iii) produce supplies or inputs that directly support the value added agriculture and/or alternative energy industries; or
- iv) provide for the generation of alternative energy.

b) PERMITTED USES	c) DISCRETIONARY USES
Agricultural Support Services Apiary Extensive Agricultural Development General Industrial Manufacturing/Processing Government Services Horticultural Uses Silviculture Processing Solar Farm Accessory Uses for the uses listed in 4.2.2 b)	Accommodation and Convention Services Animal Health Care Services Automotive Equipment and Vehicle Services Cannabis Cultivation, Major Cannabis Cultivation, Minor Cannabis Processing, Major Cannabis Processing, Minor Community Recreation Services Day Care Services Drive Through Business General Commercial Retail Services Indoor Eating Establishment Indoor Participant Recreation Services Liquor Sales/Distribution Services Personal and Health Care Services Spectator Sports Establishments

4.3 ANC - Agriculture/Nature Conservation District



1. Purpose

The purpose of this district is:

- To accommodate development that is sensitive to areas with distinctive natural features, and natural resources;
- Balance development with landscape connectivity, water quality and quantity, and other environmental considerations; and
- Provide opportunities for compatible agricultural and supportive land uses.

2. Uses

a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within Subsection 2 b) and c) shall ensure:

- That Natural Resource Extraction/Processing shall not be located within a Multi-Parcel Residential Subdivision;
- That a Wind Energy Converter System - Minor, as a Permitted Use, is limited to no more than one system; and
- That Wind Energy Converter System(s) - Minor, as a Discretionary Use, are limited to no more than two systems.

b) PERMITTED USES	c) DISCRETIONARY USES
Apiary Bed and Breakfast Home Dwelling, Single Detached Farm Vacation Home Government Services Home Day Care Manufactured Home, Single Wide Wind Energy Converter System – Minor <i>(See Fundamental Use Provisions)</i> Accessory Uses for the uses listed in 4.3.2 b)	Accommodation and Convention Services <i>only on Pt. NE & SE 35-50-2-W5</i> Animal Health Care Services Boarding House Cannabis Cultivation, Minor Cemetery Community Recreation Services Cottage Industry Cultural Facilities Day Care Services Group Care Facility Group Home, Limited Group Home, Major Home Based Business Level 2 Home Based Business Level 3 Horticultural Use Kennel

- (10) Summerview Heights SE 25-53-6-W5M
- (11) West 80 Estates S ½ and NW 17-53-2-W5M
- (12) Westland Park I SE 22-53-3-W5M
- (13) Plan 792 0114 NE 10-53-1-W5M
- iv) That a Wind Energy Converter System - Minor, as a Permitted Use, is limited to no more than one system; and
- v) That a Wind Energy Converter System - Minor, as a Discretionary Use, is limited to no more than two systems; and

d) PERMITTED USES	e) DISCRETIONARY USES
Bed and Breakfast Home Dwellings, Single Detached Home Day Care Park Show Home Accessory Uses for the uses listed in 5.3.2 b)	Animal Health Care Services Apiary Boarding House Cannabis Cultivation, Minor Cemetery Community Recreation Services Cottage Industry Day Care Services Dwelling Duplex <i>only on Pt. NW 35-53-27 W4</i> Educational Services Government Services Group Care Facility Group Home, Limited Group Home, Major Home Based Business Level 2 Home Based Business Level 3 Horticultural Use Indoor Participant Recreation Services Kennel Manufactured Home Single Wide Medical Treatment Services Natural Resource Extraction/Processing Natural Science Exhibit Out-Building Outdoor Participant Recreation Services Professional, Business, Financial and Office Support Services <i>only on Block 14, Plan 4134RS Riverview Acres</i>



5.11 RC - Rural Centre District

1. Purpose

To provide for a range of residential and non-residential land uses that are traditional in the following Rural Centres: Carvel, Duffield, Fallis, Gainford, Keephills, Magnolia and Tomahawk, excluding Entwistle. Uses which may have a higher impact on surrounding areas, are included as Discretionary Uses so they can be considered by taking specific locational circumstances and potential impacts into account.

2. Uses

a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within Subsection 2 b) and c) shall ensure:

- i) That Manufactured Home, Single Wide is neither a Permitted nor a Discretionary Use within the Hamlet of Keephills;
- ii) That a Wind Energy Converter System - Minor, as a Discretionary Use, is limited to no more than one system; and
- iii) That Recycling Depot Major, as a Discretionary Use, shall not be located adjacent to a Provincial Highway.

b) PERMITTED USES	c) DISCRETIONARY USES
Bed and Breakfast Home Boarding House Day Care Services Dwelling, Single Detached Park Religious Assembly Accessory Uses for the uses listed in 5.11.2 b)	Accommodation and Convention Services Agricultural Support Services Animal Health Care Services Apartment Apiary Automotive, Equipment and Vehicle Services Bulk Fuel Depot Cannabis Retail Sales Cemetery Community Recreation Services Convenience Retail Services Cottage Industry Crematorium Cultural Facilities Dwelling, Duplex Dwelling, Fourplex Dwelling, Row Housing Dwelling, Triplex

SECTION 6 COMMERCIAL



6.1 HC - Highway Commercial District

1. Purpose

To accommodate a diverse range of high quality commercial, recreation and tourism type of uses to serve the travelling public and that will benefit from exposure to high traffic volumes.

2. Uses

a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within Subsections 2 b) and c) shall ensure:

- i) That Recreational Vehicle Storage shall not be within 150.0 m of a Multi-Parcel Residential Subdivision;
- ii) That a Wind Energy Converter System - Minor, as a Permitted Use, is limited to no more than one system;
- iii) That a Wind Energy Converter System – Minor, as a Discretionary Use, is limited to no more than two systems; and
- iv) That Recycling Depot Major, as a Discretionary Use, shall not be located Adjacent to a Provincial Highway.

b) PERMITTED USES	c) DISCRETIONARY USES
Convenience Retail Services Cultural Facilities Drive Through Business Educational Services General Commercial Retail Services Government Services Indoor Eating Establishment Medical Treatment Services Service Station Wind Energy Converter System - Minor <i>(See Fundamental Use Provisions)</i> Accessory Uses for the uses listed in 6.1.2 b)	Accommodation and Convention Services Agriculture Support Services Amusement and Entertainment Services Animal Health Care Services Auctioneering Services Automotive Equipment and Vehicle Services Bulk Fuel Depot Cannabis Retail Sales Crematorium Day Care Services Funeral Home Horticultural Use Indoor Participant Recreation Services Liquor Sales/Distribution Services Natural Science Exhibit Outdoor Eating Establishment



6.2 LC – Local Commercial District

1. Purpose

To permit a variety of small scale, local, day to day retail and service commercial outlets requiring minimal services and accessible to rural locations.

2. Uses

a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within Subsections 2 b) and c) shall ensure:

- i) That a Wind Energy Converter System - Minor, as a Permitted Use, is limited to no more than one system; and
- ii) That a Wind Energy Converter System – Minor, as a Discretionary Use, is limited to no more than two systems.

b) PERMITTED USES	c) DISCRETIONARY USES
Agriculture Support Services Convenience Retail Services Indoor Eating Establishment Medical Treatment Services Outdoor Eating Establishment Personal and Health Care Services Professional, Business, Financial and Office Support Services Service Station Wind Energy Converter System - Minor <i>(See Fundamental Use Provisions)</i> Accessory Uses for the uses listed in 6.2.2 b)	Animal Health Care Services Automotive Equipment and Vehicle Services Cannabis Retail Sales Day Care Services Dwelling, Single Detached Government Services Indoor Participant Recreation Services Liquor Sales/Distribution Services Outdoor Participant Recreation Services Religious Assembly Security Suite Utility Services – Major Infrastructure Wind Energy Converter System – Minor Accessory Uses for the uses listed in 6.2.2 c)

3. Subdivision

a) Parcel Area Requirements (for purposes of new Parcel creation only)

- i) Minimum Parcel width shall be 30.0 m.
- ii) Minimum Parcel depth shall be 35.0 m.

b) Parcel Density Requirement (for purposes of new Parcel creation only)

SECTION 7 INDUSTRIAL

7.1 BI – Business Industrial District

BI

1. Purpose

To accommodate a range of industrial and commercial uses which may have outdoor storage or work activities, in fully serviced business and industrial parks and do not create any nuisance outside a building to ensure that the development is compatible with other non-industrial uses. For any development within this district, a high landscaping standard is required to improve the appearance of new industrial and commercial development throughout the County, including along high-visibility Highways and County main roads.

2. Uses

a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within Subsections 2 b) and c) shall ensure:

- i) That a Wind Energy Converter System - Minor, as a Permitted Use, is limited to no more than one system;
- ii) That a Wind Energy Converter System – Minor, as a Discretionary Use, is limited to no more than two systems; and
- iii) That Recycling Depot Major, as a Discretionary Use, shall not be located Adjacent to a Provincial Highway.

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b) PERMITTED USES	c) DISCRETIONARY USES
Accommodation and Convention Services	Auctioneering Services
Agricultural Support Services	Cannabis Cultivation, Major
Animal Health Care Services	Cannabis Cultivation, Minor
Automotive Equipment and Vehicle Services	Cannabis Processing, Major
Convenience Retail Services	Cannabis Processing, Minor
Crematorium	Cannabis Retail Sales
Cultural Facilities	Community Recreation Services
Drive Through Business	Day Care Services
Funeral Home	General Industrial
General Commercial Retail Services	Manufacturing/Processing
Government Services	Horticultural Use
Indoor Eating Establishment	Industrial Storage and Warehousing
Indoor Participant Recreation Services	Liquor Sales/Distribution Services
Kennel	Natural Resource Extraction/Processing
Personal and Health Care Services	Recycling Depot Major
	Recreational Vehicle Storage



7.2 BIR – Regional Business Industrial District

1. Purpose

- a) The purpose of this district is to accommodate a range of industrial and industrial support services that typically provide logistics, manufacturing/processing, professional office, or research and development functions. Developments within this District typically require larger parcels adjacent to regional transportation routes. For any development within this district, a high landscaping standard is required to improve the appearance of new development along high-visibility Highways and County main roads.

2. Uses

- a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within Subsection 7.2.2 b) and c) shall ensure:

- i) nuisances are contained within the building envelopes.

b) PERMITTED USES	c) DISCRETIONARY USES
Agricultural Support Services Cannabis Cultivation, Major Cannabis Cultivation, Minor Cannabis Processing, Major Cannabis Processing, Minor Convenience Retail Services General Industrial Manufacturing/Processing Government Services Horticultural Use Industrial Storage and Warehousing Professional, Business, Financial and Office Support Services Security Suite Wind Energy Converter System (WECS) – Minor (1 system) Accessory Uses for the uses listed in 7.22.2 b)	Accommodation and Convention Services Animal Health Care Services Automotive Equipment and Vehicle Services Community Recreation Services Day Care Services Drive Through Business General Commercial Retail Services Indoor Eating Establishment Indoor Participant Recreation Services Liquor Sales/Distribution Services Personal and Health Care Services Spectator Sports Establishments Accessory Uses for the uses listed in 7.22.2 c)

3. Subdivision Regulations

- a) Parcel Area Requirement (for purposes of new parcel creation only):
 - i) Minimum parcel area shall be the area contained in the existing titled area, unless otherwise approved by the Subdivision Authority.



7.3 MI - Medium Industrial District

1. Purpose

The purpose of this district is to provide for a broad range of compatible industrial uses on fully serviced Parcels, some of which may require outdoor storage or activities. Any nuisance factor should not extend beyond the boundaries of the Parcel.

2. Uses

a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within Subsections 7.3.2 b) and c) shall ensure:

- i) That a Wind Energy Converter System - Minor, as a Permitted Use, is limited to no more than one system;
- ii) That a Wind Energy Converter System – Minor, as a Discretionary Use, is limited to no more than two systems; and
- iii) That Recycling Depot Major, as a Discretionary Use, shall not be located Adjacent to a Provincial Highway.

b) PERMITTED USES	c) DISCRETIONARY USES
Agricultural Support Services Animal Health Care Services Auctioneering Services Automotive Equipment and Vehicle Services Cannabis Cultivation, Major Cannabis Cultivation, Minor Cannabis Processing, Major Cannabis Processing, Minor Convenience Retail Services Crematorium General Commercial Retail Services General Industrial Manufacturing/Processing Industrial Storage and Warehousing Kennel Recycling Depot - Minor Service Station Small Animal Breeding/Boarding Waste Management Facility, Minor	Abattoir Bulk Agricultural Chemical Distribution Bulk Fuel Depot Cannabis Retail Sales Community Recreation Services Concrete/Asphalt Plant Government Services Indoor Eating Establishment Natural Resource Extraction/Processing Recreational Vehicle Storage Recycling Depot, Major Wind Energy Converter System – Minor Accessory Uses for the uses listed in 7.3.2 c)

7.6 RE - Resource Extraction District



1. Purpose

To permit agricultural production and related farming activities while permitting uses associated with the large scale exploration, extraction, processing and reclamation of coal resources located in the vicinity of Wabamun Lake and falling within a mine permit area designated by the Alberta Energy Regulator.

2. Uses

a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within Subsections 7.6.2 b) and c) shall ensure:

- i) That a Wind Energy Converter System - Minor, as a Permitted Use, is limited to no more than one system;
- ii) That a Wind Energy Converter System – Minor, as a Discretionary Use, is limited to no more than two systems;
- iii) That Dwellings, Single Detached shall only be allowed in locations outside of a mine license area as designated by the Energy Utilities Board; and
- iv) That Manufactured Home, Single Wide shall only be allowed in locations outside of a mine license area as designated by the Energy Utilities Board.

b) PERMITTED USES	c) DISCRETIONARY USES
Apiary Aquaculture Auctioneering Services Kennel Natural Resource Extraction/Processing Small Animal Breeding and or Boarding Services Wind Energy Converter System - Minor Accessory Uses for the uses listed in 7.6.2 b)	Bed and Breakfast Home Bulk Fuel Depot Cannabis Cultivation, Major Cannabis Cultivation, Minor Cannabis Processing, Major Cannabis Processing, Minor Dwelling, Single Detached Farm Vacation Home General Industrial Manufacturing/Processing Home Based Business Level 2 Home Based Business Level 3 Horticultural Use Indoor Participant Recreation Services Industrial Storage and Warehousing Manufactured Home, Single Wide Outdoor Participant Recreation Services Outdoor Shooting Range



7.7 RIC - Rural Industrial / Commercial District

1. Purpose

To accommodate lower intensity industrial and commercial development requiring minimal servicing outside of business and industrial parks.

2. Uses

a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within Subsections 7.7.2.b) and c) shall ensure:

- i) That a Wind Energy Converter System - Minor, as a Permitted Use, is limited to no more than one system; and
- ii) That a Wind Energy Converter System – Minor, as a Discretionary Use, is limited to no more than two systems.

b) PERMITTED USES	c) DISCRETIONARY USES
Agricultural Support Services Animal Health Care Services Apiary Auctioneering Services Industrial Storage and Warehousing Livestock Auction Mart Recreational Vehicle Storage Waste Management Facility, Minor Wind Energy Converter System - Minor <i>(See Fundamental Use Provisions)</i> Accessory Uses for the uses listed in 7.7.2 b)	Abattoir Aquaculture Automotive, Equipment and Vehicle Services Bulk Fuel Depot Cannabis Cultivation, Major Cannabis Cultivation, Minor Cannabis Processing, Major Cannabis Processing, Minor Crematorium General Industrial Manufacturing/Processing Government Services Horticultural Use Indoor Eating Establishment Kennel Natural Resource Extraction/Processing Professional, Business, Financial and Office Support Services Utility Services, Major Infrastructure Wind Energy Converter System – Minor <i>(See Fundamental Use Provisions)</i> Work Camp

- a) the potential Nuisance Effect the Development may have on nearby properties;
 - b) proximity to environmentally significant areas, designated natural areas, animal and bird habitats, and migratory bird sanctuaries;
 - c) the design of the Development including, but not limited to, setbacks, sound attenuation walls, trenches, berms, partial enclosures, direction of fire, and similar design features;
 - d) the effect in which the surrounding landforms influence the manner in which sound carries.
3. An Outdoor Shooting Range shall comply with the following:
- a) any buildings and areas for shooting shall be at least 30.0 m from any Parcel Boundary.
 - b) parking shall be provided in accordance with Section 14 of this Bylaw.
4. In addition to Section 16.4 of this Bylaw, the Development Authority shall require the applicant to submit:
- a) a site plan illustrating the location of the range and any buildings on the Parcel, landscaping, berming, noise attenuation, direction of fire, parking, and any other details as deemed necessary by the Development Authority; and
 - b) an area plan that identifies lands within a 3 km radius illustrating land uses, existing buildings, and any other information as identified in 12.25.1 and 12.25.2 or as deemed necessary by the Development Authority.
5. The Development Authority may require the applicant to submit:
- a) a report or evidence that the proposed range will conform to the Firearms Act, Shooting Clubs and Shooting Ranges regulations, or other relevant legislation; and
 - b) any information deemed necessary.

12.26 CANNABIS CULTIVATION, MAJOR

- 1. Cannabis Cultivation, Major use may be a Permitted or Discretionary Use in certain Industrial Districts, subject to the standard development regulations, design and character, landscaping, parking and loading, signage and other applicable requirements of the respective Industrial Districts.
- 2. Cannabis Cultivation, Major use may be a Discretionary use in certain Agricultural Districts if, in the opinion of the Development Authority, the potential intensity of the use is appropriate and reasonably compatible with the nature and uses of the surrounding properties.
- 3. When evaluating the appropriateness for a proposed Cannabis Cultivation, Major use in certain Agricultural Districts where it is a Discretionary use, the Development Authority shall consider:
 - a) The proposed site shall be suitable and appropriate for the scale and intensity of the proposed facility. To assess site suitability, the Development Authority may consider factors such as, but not limited to, size of the property, site servicing, distances to nearby residences, access to transportation networks, agricultural soil capacity, environmentally significant areas, and other unique site conditions.

- b) Cannabis Cultivation, Major use shall not be located within a Prime Agricultural Area as identified in Parkland County's Municipal Development Plan Bylaw 2017-14.
 - c) Cannabis Cultivation, Major use shall not be located within 150.0 m from the boundary of a Multi-Parcel Residential Subdivision.
 - i) The 150.0 m separation distance shall be measured from the boundary of the proposed development area to the boundary of the Multi-Parcel Residential Subdivision.
 - d) Landscaping and screening measures may be required at the discretion of the Development Authority to minimize any adverse visual impact to nearby residences and public roadways.
 - e) Loading, storage and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from any nearby residences or public roadways.
 - f) Vehicular entrances and exits as well as on-site pedestrian and vehicular routes shall be designed in a manner that provides a safe and clearly defined circulation pattern.
 - g) Hours of heavy equipment traffic may be restricted at the discretion of the Development Authority to minimize any adverse impact to any nearby residences.
 - h) The Development Authority may require the applicant to conduct and document public engagement prior to submitting a development permit application for a Cannabis Cultivation, Major use if, in the Development Authority's opinion, the development may present significant adverse impact to nearby properties.
- 3. Cannabis Cultivation, Major use shall incorporate Dark Sky compliant practices and measures to minimize light pollution to nearby properties.
 - 4. The proposed development shall meet all federal, provincial and all other relevant statutory requirements prior to commencement of the operation, and provide evidence of applicable federal and provincial approvals to the satisfaction of the Development Authority.

12.27 Cannabis Cultivation, Minor

- 1. Cannabis Cultivation, Minor use may be a Permitted or Discretionary Use in certain Industrial Districts, subject to the standard development regulations, design and character, landscaping, parking and loading, signage and other applicable requirements of the respective Industrial Districts.
- 2. The following provisions shall apply to Cannabis Cultivation, Minor use where allowed for in this Bylaw:
 - a) Cannabis Cultivation, Minor use shall not be located within 150.0 m of:
 - i) a Multi-Parcel Residential Subdivision;
 - ii) a provincial healthcare facility;
 - iii) a school or building containing Educational Services; or,
 - iv) a school reserve or municipal and school reserve.
 - b) Cannabis Cultivation, Minor use shall incorporate Dark Sky compliant practices and measures to minimize light pollution to nearby properties.

- c) The maximum gross floor area of a Cannabis Cultivation, Minor facility shall be 325.0 m². The total square footages of Cannabis Cultivation, Minor use shall be included in the calculation for Accessory Development as per Section 11.1.3.
- d) Cannabis Cultivation, Minor shall be designed, sited, constructed and finished in a manner that is visually compatible, in the opinion of the Development Authority, with the residential character of adjacent and neighbouring lands.
- e) Any building or structure for the purposes of Cannabis Cultivation, Minor use shall be a minimum of 30.0 m from all property lines
- f) Cannabis Cultivation, Minor will not be supported in a dwelling.
- g) Landscaping and screening measures may be required at the discretion of the Development Authority to minimize any adverse visual impact to nearby residences and public roadways.
- h) The proposed development shall meet all federal, provincial and all other relevant statutory requirements prior to commencement of the operation, and provide evidence of applicable federal and provincial approvals to the satisfaction of the Development Authority.

12.28 Cannabis Retail Sales

- 1. Cannabis Retail Sales use shall not be located within 100.0 m of any parcel that contains:
 - a) a provincial healthcare facility;
 - b) a school or building containing Educational Services; or,
 - c) a school reserve or municipal and school reserve.
- 2. When evaluating the appropriateness of a proposed Cannabis Retail Sales use, the Development Authority shall consider:
 - a) compatibility of the proposed use with adjacent and neighbouring land uses;
 - b) impact of the proposed use on existing traffic volumes and patterns of flow;
 - c) appropriate vehicle parking and site access/egress requirements (the location of access/egress points shall not route traffic through residential areas); and,
 - d) appropriate site security/fencing requirements.

The separation distance shall be measured from the exterior wall of the Cannabis Retail Sales development to the nearest point of the parcel boundary containing the above facilities, buildings or reserves.

- 3. The proposed development shall meet all federal, provincial and all other relevant statutory requirements prior to commencement of the operation, and provide evidence of applicable federal and provincial approvals to the satisfaction of the Development Authority.

- g) an analysis of the potential for noise, both at the site of the installation and at the boundary of the property containing the development (Provincial Noise Standards must be met);
 - h) specifications for the foundations and/or anchor design, including location and anchoring of any guy wires; and
 - i) any information regarding general public safety.
- 2. All development applications for a Multiple Wind Energy Converter System (WECS) shall be accompanied by all requirements of Subsection 16.7.1 and:
 - a) an analysis of the visual impact of the project, especially with respect to the scenic qualities of the County landscape. The analysis will include the cumulative impact, if other WECS are in the area, and the impact of overhead transmission lines;
 - b) the results of the public consultation process;
 - c) the status of the applicant's circulation to NAV Canada, Transport Canada, Alberta Energy Regulator and any other government departments required for provincial approval;
 - d) any impacts to the local road system, including required approaches from public roads; and
 - e) a plan outlining how the site will be decommissioned and reclaimed.

16.7A Application for Cannabis Cultivation, Major

- 1. In addition to the development permit application requirements stipulated in Subsection 16.3, a development permit application for a Cannabis Cultivation, Major use in applicable Agricultural Districts may be required to provide the following information at the discretion of the Development Authority:
 - a) operational details such as number of employees, hours of operation, types of activities, among others;
 - b) details on on-site water and septic management systems;
 - c) traffic impact study showing the type, volume, frequency of vehicle movements and the transportation routes to be utilized, and the need for any off-site road infrastructure improvements;
 - d) storm water management system and fire suppression ponds, if applicable;
 - e) landscaping and screening from residences and public roads;
 - f) public consultation summary;
 - g) biophysical assessments if the property intersects with an environmentally significant area; and,
 - h) any other information required by the Development Authority respecting the site or adjacent lands.



Bylaw No. 2018-03 **CANNABIS CONSUMPTION FACILITY** means a development, or any part thereof, licensed to sell Cannabis to the public for consumption within the premises.

Bylaw No. 2018-03 ~~**CANNABIS PRODUCTION FACILITY** means a development, or any part thereof, that involves the production, cultivation, and growth of Cannabis and Cannabis products. This includes one or more of the following: making, testing, manufacturing, assembling or altering the chemical and physical properties of finished and semi-finished goods and products. This use class does not preclude the storage, and transporting of products and materials related to Cannabis production.~~

~~CANNABIS CULTIVATION, MAJOR means a development that has a plant canopy area greater than 200.0 m² and is used principally for the production, cultivation, and growth of Cannabis as licensed by Health Canada. This use class does not preclude the packaging, storage and transporting of products and materials related to cultivation of Cannabis.~~

~~CANNABIS CULTIVATION, MINOR means a development that has a plant canopy area 200.0 m² or less and is used principally for the production, cultivation, and growth of Cannabis as licensed by Health Canada. This use class does not preclude the packaging, storage and transporting of products and materials related to cultivation of Cannabis.~~

~~CANNABIS PROCESSING, MAJOR means a development that is used principally for one or more of the following: making, testing, manufacturing, assembling or in any way altering the chemical or physical properties of semi-finished or finished goods and products as licensed by Health Canada. This use class does not preclude the storage and transporting of products and materials related to Cannabis production.~~

~~CANNABIS PROCESSING, MINOR means a development that is used principally to process a maximum of 600.0 kg of dried cannabis (or equivalent) in one (1) calendar year. This includes one or more of the following: making, testing, manufacturing, assembling or in any way altering the chemical or physical properties of semi-finished or finished goods and products as licensed by Health Canada. This use class does not preclude the storage and transporting of products and materials related to Cannabis production.~~

~~CANNABIS RETAIL SALES means a development, or any part thereof, used for the retail sale of Cannabis as licensed by the Province of Alberta. Does not include Cannabis Production Facility or Convenience Retail.~~

Bylaw No. 2018-03 ~~**CANNABIS RETAIL SALES** means a development, or any part thereof, used for the retail sale of Cannabis. Does not include Cannabis Production and Distribution or Convenience Retail.~~

CEMETERY means a Development where land is set apart or used as a place for the interment of the dead or in which human bodies have been buried.

COMMUNITY RECREATION SERVICES means development for recreational, social, or multi-purpose use primarily intended for local community purposes. Typical facilities would include community halls and community centres operated by a local residents' organization.